

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
MARCH 6, 2013**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

**PRESENT: Cone, Carpenter, Guarino, Shafer, Rodriguez, Connor**

**ABSENT: Barrera, Tak, Valenzuela, Salas, Zuniga**

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                       |                                    |
|-----------------------|------------------------------------|
| 1. Case No. 2013-063  | 733 E. Woodlawn                    |
| 2. Case No. 2012-284  | 2800 Broadway                      |
| 3. Case No. 2013-060  | 219 4 <sup>th</sup> Street         |
| 4. Case No. 2013-054  | 205 Houston                        |
| 5. Case No. 2013-062  | 326 Sherman, 1129 & 1123 Hackberry |
| 6. Case No. 2013-061  | 1018 E. Grayson                    |
| 7. Case No. 2013-033  | 220 Chest St.                      |
| 8. Case No. 2013-059  | 1036 S. Alamo                      |
| 9. Case No. 2013-058  | 510 E. Mulberry                    |
| 10. Case No. 2013-046 | 521 Wickes                         |

Commissioner Shafer pulled item 7 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Guarino pulled item 10 from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer to approve the remaining cases on the Consent Agenda based staff recommendations.

**AYES: Cone, Carpenter, Guarino, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**10. HDRC NO. 2013-046**

Applicant: Amy K. Tullis

Address: 521 Wickes

Reset to March 20, 2013.

**11. HDRC NO. 2013-052**

Applicant: Tommy Cuellar

Address: 1102 E. Crockett

Reset to March 20, 2013.

**12. HDRC NO. 2013-065**

Applicant: Hospitality Parking

Address: 313 E. Houston St.

The applicant is requesting a Certificate of Appropriateness for approval to install a valet parking podium on the sidewalk in front of the building. The proposed podium will have a 44"x24" valet parking sign attached to the front. The proposed sign will include Texas de Brazil restaurant's logo and Hospitality Parking's logo. There will be 10 ft. minimum of unobstructed sidewalk space.

**FINDINGS:**

- a. The placement of a valet parking podium will not cause adverse effect to the building and will not detract from the pedestrian experience if consistent with UDC requirements.
- b. In addition to "KRESS" historic signage, existing signage on the building includes nine window signs, one hanging sign and one projecting sign. Although requesting additional signage will go over the allowable number of signs and square footage at this location installing additional signage would not detract from the pedestrian experience.
- c. Although the proposed valet parking sign overall dimensions are appropriate, including two logos as part of the design that occupy approximately 50% of the face of the sign are not appropriate. Limiting the total logo area to one logo that is no larger than 10% of the proposed sign area would be more appropriate at this location.

Staff recommends approval with the following stipulations:

1. The proposed design should include only one logo
2. The logo area should not be larger than 10% of the overall area of the sign.

This recommendation is consistent with the findings above.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer approve with staff recommendations that the proposed design include only one logo and the logo area should not be larger than 10% of the overall area of the sign based on findings a through c.

**AYES: Cone, Carpenter, Guarino, Salas, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**13. HDRC NO. 2013-056**

Applicant: Jim Poteet

Address: 111 E. Kings Hwy.

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a small two story addition to the East and North of the existing two story carriage house. Existing windows will be reused, new windows will match existing. Existing tile roof will be salvaged and the new will match existing. Exterior plaster will match existing. New exterior staircase will be wood.
2. Construct a small one story addition to the South of the existing carriage house. Existing tile roof will be salvaged and the new will match existing. Exterior plaster will match existing.
3. Replace existing carriage doors with new overhead wood plank doors. Relocate existing windows and modify one window to the west.
4. Install a 5' tall fence and gate to the rear of the garage. The proposed fence will be painted steel ½" x ½" bar frame with ½" round pickets 4" on center. Install new low wall and hedges as part of landscaping.

**FINDINGS:**

- a. This project was reviewed by the Design Review Committee on February 26, 2013. At that time the Committee members were generally supportive of the changes since they are sensitive to the historic structure and will not compromise its integrity.
  - b. The house and carriage house were built circa 1923 according to the Monte Vista Historic District survey. The main house and the carriage house are both contributing structures to the district.
  - c. Outbuilding garages with long driveways are typical of this area of the Monte Vista Historic District and consistent throughout the block. Outbuilding garages enhance the character of the main structure and contribute to the overall integrity of the property. Historic outbuildings in San Antonio are in limited number and declining rapidly. Overall, the existing garage is in good condition and most of its original material and features remain.
  - d. Although the garage sits to the rear of the property its front façade is visible from West Kings. The proportion, shape, pattern, and size of historic doors, windows and screens helps convey the style and period of the building and contributes to the structure's overall character. Existing window and door openings should be preserved according to the Guidelines for Maintenance and Alterations. Changing the fenestration pattern of the existing windows and replacing the original sliding garage doors with overhead garage doors will highly diminish the integrity of the garage and detract from the overall character of the property.
  - e. According to the Guidelines for Exterior Maintenance and Alterations windows, doors and screens should be repaired rather than replaced. When deteriorated beyond repair, they should be replaced in kind to match existing. An overhead door is not an in kind replacement for a sliding door.
  - f. Additions should be subordinate to the original façade and located at the side or rear of the building when possible. According to the Guidelines for Additions front additions are inappropriate.
  - g. The proposed landscaping and fencing elements will not cause adverse effect or diminish the integrity of the historic structures.
1. Staff recommends approval of Item 1 as submitted based on finding f.
  2. Staff does not recommend approval of Item 2 as submitted based on findings d, e and f. An addition may be appropriate on the south façade if the architectural details are simplified by removing the decorative pilaster elements so as not to draw attention.
  3. Staff does not recommend approval of Item 3 as submitted based on findings c, d, and e. Staff recommends that the existing windows are maintained on the south façade. The garage doors should be repaired if possible or replaced in kind. If the addition is approved which would include larger doors, garage doors should be selected to match the design of the existing doors as closely as possible even if the method of operation is changed.
  4. Staff recommends approval of Item 4 as submitted based on finding g with the following stipulations:
    - a. the proposed fence and gate are not taller than 6 ft
    - b. the proposed low wall is no taller than 3 ft.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Carpenter to approve as submitted based on findings a through g.

**AYES: Cone, Carpenter, Guarino, Salas, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**14. HDRC NO. 2013-055**

Applicant: Isaac Polanco

Address: 1914 W. Mistletoe

The applicant is requesting a Certificate of Appropriateness for approval to replace 29 original wood sash windows on structure with 23 single-hung aluminum windows.

**FINDINGS:**

- a. The house at 1914 W Mistletoe was constructed circa 1938 in the colonial revival style. It is a contributing resource to the Monticello Park Historic District. It features a simple design, void of much architectural detail. Historically, this house featured one-over-one, wood sash windows in a tripartite configuration on the north (front) façade.
- b. The proposed windows are of a greater dimension than the original wood windows, and are not consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i.
- c. Some of the proposed windows are arched which is a departure from the historic precedent. The proposed replacements are also fewer in number, departing from the tripartite configuration seen in the historic windows of the north (front) façade. This is inconsistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv.
- d. The proposed windows on the north (front) façade feature a faux-divided light configuration that is not consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.v.

Staff does not recommend approval as submitted based on the findings. If the HDRC finds that the circumstances of this case allow for a compromise, then staff recommends that only the windows on the north (front) façade be returned to their historic size and tripartite configuration.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to grant denial based on findings a through d.

**AYES: Cone, Carpenter, Guarino, Salas, Rodriguez, Connor**

**NAYS: Shafer**

**THE MOTION CARRIED.**

**7. HDRC NO. 2013-033**

Applicant: Christine Vina, VIA Metropolitan Transit

Address: 220 Chestnut St.

The applicant is requesting a Certificate of Appropriateness for final approval to:

Rehabilitate the existing Beacon Light Temple building as part of VIA's Ellis Alley Enclave improvements. Much of the proposed rehabilitation is repair and maintenance work. Two elements of the project will require exterior alterations.

1. Remove two existing windows on the south façade of the building and replace each window with a pair of wood French doors. This side of the building faces Ellis Alley rather than Chestnut St to the west. In creating entrances on this side of the building, the applicant also proposes to construct an accessible ramp with metal handrail and new brick clad steps in addition to installing a new flat, suspended awning over the proposed doors.
2. Construct an elevator shaft on the east side at the rear of the building. The proposed elevator shaft will be constructed in the center of the rear façade.

**FINDINGS:**

- a. This application received conceptual approval on February 6, 2013, with the stipulations that the new doors be single light rather than multi-light and that they be centered below the existing windows above.
  - b. In this application for final approval, the applicant has complied with the approved stipulation to use single light rather than multi-light doors, which staff finds to be a more appropriate solution and in keeping with the simple one-over-one configuration of the existing windows.
  - c. Staff also finds that the applicant has made a good faith effort to comply with the stipulation regarding the alignment of the doors with the existing windows. Due to interior configuration requirements and the fact that the building has a balloon frame structure, centering the new doors is not feasible.
  - d. In order to maintain the fenestration pattern on the south façade of this building as much as possible, staff finds that two single leaf doors, rather than two pairs of doors would be preferable, but that if accessibility or ingress/egress concerns necessitate larger door openings, two pairs simple, single-light doors would be an appropriate solution.
  - e. Staff finds that while the existing small historic awning on the front of this structure has a more residential quality and scale, the proposed flat, suspended canopy over the proposed new doors is an appropriate modification and is representative of the repurposing of this building into commercial offices.
  - f. The proposed new elevator shaft at the rear of the building will not be highly visible from the public right of way and will not substantially alter the roofline of the existing building. It will be subordinate to the principal facades of the structure and use complementary materials, in accordance with the Historic Design Guidelines for Additions, Sections 2.A.i-iv, 2.B.i, and 3.A.i.
1. Staff recommends final approval as submitted based on findings a-e.
  2. Staff recommends approval as submitted based on finding f.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez to approval based on findings a through f.

**AYES:** Cone, Salas, Shafer, Rodriguez, Connor, Zuniga

**NAYS:** None

**RECUSED:** Carpenter, Guarino

**THE MOTION CARRIED.**

March 6, 2013

6

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 4:40 P.M.

APPROVED



Tim Cone  
Chair